



**NORFOLK CITY PLANNING COMMISSION PUBLIC HEARING AGENDA
MAY 26, 2016**

The Norfolk City Planning Commission will hold a public hearing on May 26, 2016 at 2:30 p.m. in the City Council Chamber, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia to consider the following applications:

DEVELOPMENT CERTIFICATES

1. **THE MONUMENT COMPANIES**, to grant a Granby Development Certificate without waivers to permit a substantial renovation of an existing structure located at 210 East 22nd Street.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

2. **21ST STREET PAVILION SHOPS**, to grant a development waiver for a 21ST Street Pedestrian Commercial Overlay (PCO-21st Street) development certificate to permit a substantial renovation of an existing, nonconforming sign at the 21st Street Pavilion Shops located at 222 West 21st Street.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

CONTINUED AGENDA

TO BE WITHDRAWN

1. **CITY PLANNING COMMISSION**, for a text amendment to section Table 11-31-A, "PCO-35th Table 11-31-A – Table of Land Uses" of the *Zoning Ordinance* to permit Funeral Homes as a land use permitted by special exception within the 35th Street Pedestrian Commercial Overlay (PCO-35th Street) district.

Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

2. [RICHARD LEVIN](#), for a change of zoning from C-2 (Corridor Commercial), Pedestrian Commercial Overlay – RIVERVIEW (PCO-RIVERVIEW) and R-8 (Single-Family) districts to conditional C-2 and Pedestrian Commercial Overlay – RIVERVIEW districts on properties now or formally known as 3920 Granby Street and 3917 Columbus Avenue; excludes the easternmost 5,000 square foot portion of the premises fronting Columbus Avenue.

The purpose of the requests is to develop the site with a parking lot to serve the theater building located directly to the south of the site, excluding the 50x100-foot portion of property along Columbus Avenue, which will remain zoned R-8 (Single-Family).

Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

3. [SALVATION ARMY FAMILY STORE](#), for a special exception to operate a used merchandise establishment on property located at 2340 E. Little Creek Road.

Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

REGULAR AGENDA

1. [CITY OF NORFOLK](#), for the following applications at 900-901 Asbury Avenue:
 - a. Amendment to the future land use designation in the general plan, *plaNorfolk2030*, from Institutional to Office.
 - b. Change of zoning from IN-1 (Institutional) to BC-1 (Business and Commerce Park) district.

The purpose of this request is to accommodate an expansion of the Central Business Park on the site of the former Oakwood Elementary School.

Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

2. [NORFOLK CITY COUNCIL](#), to modify the Table of Contents within with City's general plan, *plaNorfolk2030*, to add the *City of Norfolk Sand Management Plan* and to incorporate the Sand Management Plan by reference within Appendix B of *plaNorfolk2030*.

Staff contact: Jeff Raliski at (757) 664-4766, jeffrey.raliski@norfolk.gov

3. **CITY PLANNING COMMISSION**, for a zoning text amendment to section 14-4.2, "Festivals, bazaars, outdoor sale events, carnivals and circuses," of the *Zoning Ordinance* to increase the number of days allowed for such temporary events within the Pedestrian Commercial Overlay districts.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

TO BE CONTINUED TO JUNE 23rd

4. **CITY PLANNING COMMISSION**, for a zoning text amendment to section 2-3, "Definitions," and Table 4-A, "Residential Districts Table of Land Uses," within the City's *Zoning Ordinance* to amend definitions and regulations pertaining to "Family" and "Group Home" to maintain consistency with the requirement that state-licensed group homes be treated the same as single-family.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

5. **CITY PLANNING COMMISSION**, for a zoning text amendment to Table 7-A, "Industrial Districts Table of Land Uses," within the City's *Zoning Ordinance* to allow "Heavy Equipment Rental, Sales and Service" to be a permitted use within the I-2 (Light Industrial) district.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

6. **COMMONWEALTH PRESERVATION GROUP**, to designate the existing structure at 6651 Talbot Hall Court as a Norfolk Historic Landmark.

The purpose of this request is to designate the historic Talbot Hall manor house as a Norfolk Historic Landmark.

Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

7. **WORK PROGRAM ARCHITECTS**, for a special exception to operate an automobile storage yard at 429 W. 24th Street.

Staff contact: Bobby Tajan at (757) 664-4756, robert.tajan@norfolk.gov

8. **DALE D. STOCKS, SR.**, for a special exception to operate an automobile repair establishment at 5880 Poplar Hall Drive.

Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

9. **T-MOBILE**, for a special exception to construct and operate a communication tower (commercial) at 5880 Poplar Hall Drive.

Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

10. **STARBUCKS**, for the following applications at 2000 Colonial Avenue, unit 12:
- a. Special exception to operate a commercial drive-through.
 - b. 21st Street Pedestrian Commercial Overlay (PCO-21st Street) development certificate.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

11. **STARBUCKS**, for a special exception to operate a commercial drive-through at 7600-7620 Hampton Boulevard.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

12. **ELIXIA**, for a special exception to permit the sale of alcoholic beverages for off-premises consumption at 257 Granby Street.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

13. **LITTLE DOG DINER**, to amend a previously granted special exception to operate an eating and drinking establishment at 1917 Colley Avenue.

The purpose of the request is to allow the existing diner to increase the available hours of alcohol sales.

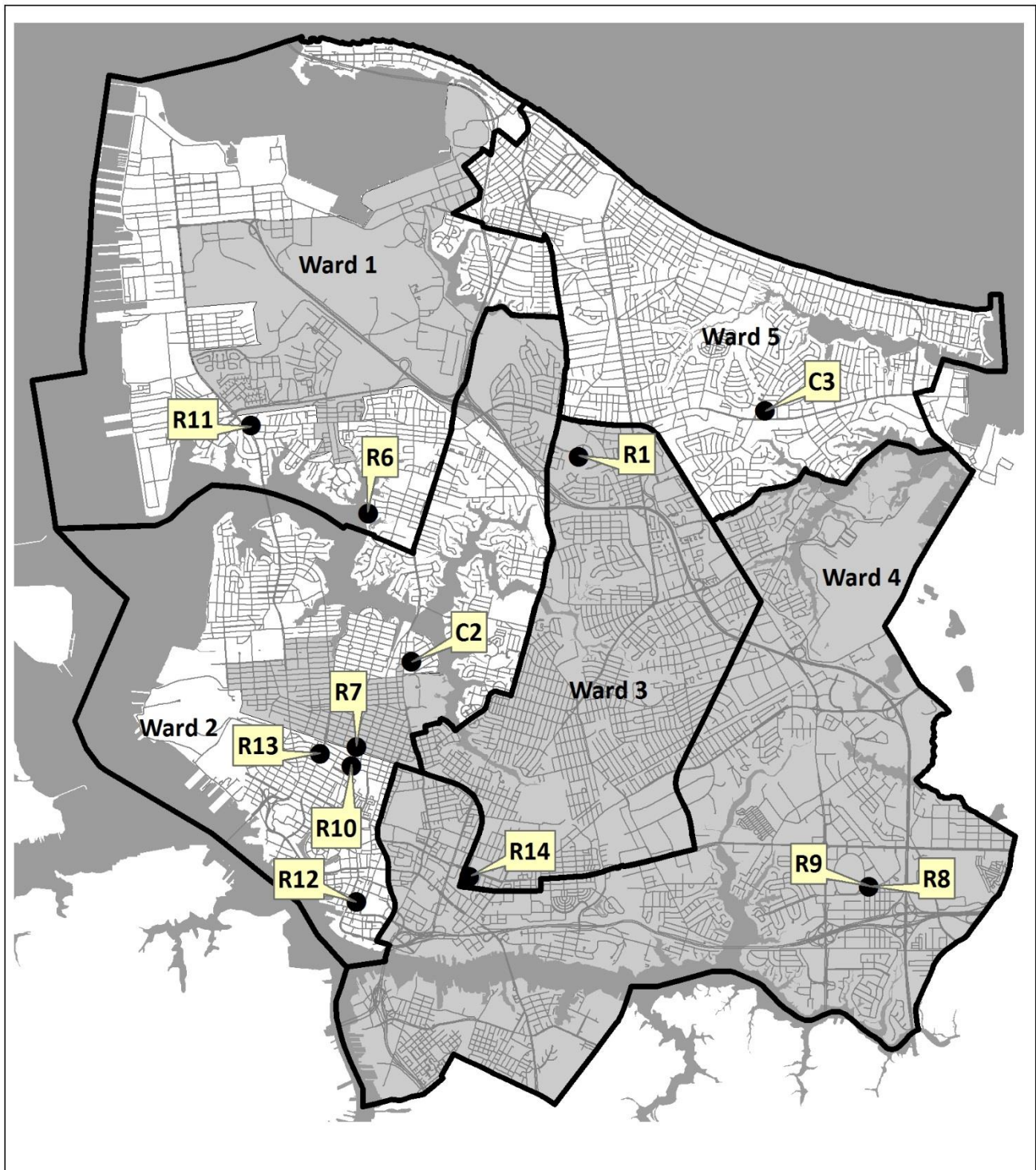
Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

14. **NRHA**, for the following street closures:
- a. Portion of May Avenue, lying between East Virginia Beach Boulevard to the north and Booth Street to the south.
 - b. Portion of a 10' lane lying south of East Virginia Beach Boulevard, between May Avenue and Cecelia Street.

Staff contact: Jeff Raliski at (757) 664-4766, jeffrey.raliski@norfolk.gov

Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of City Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above. Additional information may be obtained online at: http://www.norfolk.gov/planning/city_planning_commission.asp

George M. Homewood, AICP, CFM
Executive Secretary



Planning Commission Items MAY

0 4,000 8,000 16,000 Feet

Superwards

6
7



This map is for graphic purposes only.
Map compiled, designed and produced by
the Department of City Planning.